



ERIC GIBSON
DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcountry.ca.gov/dplu

MITIGATED NEGATIVE DECLARATION

September 23, 2010

Project Name: McDonald Park Estates Major Subdivision (15 lots)

Project Number(s): 3100 5560 (TM), 3800 09-005 (GPA), 3600 09-001 (REZ),
Environmental Review #04-09-011A

**This Document is Considered Draft Until it is Adopted by the Appropriate
County of San Diego Decision-Making Body.**

This Mitigated Negative Declaration is comprised of this form along with the
Environmental Initial Study that includes the following:

- a. Initial Study Form
 - b. Environmental Analysis Form and attached extended studies for Fire Protection, Drainage/Hydrology, Stormwater Management, and Traffic
1. California Environmental Quality Act Negative Declaration Findings:

Find, that this Mitigated Negative Declaration reflects the decision-making body's independent judgment and analysis, and; that the decision-making body has reviewed and considered the information contained in this Mitigated Negative Declaration and the comments received during the public review period; and that revisions in the project plans or proposals made by or agreed to by the project applicant would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and, on the basis of the whole record before the decision-making body (including this Mitigated Negative Declaration) that there is no substantial evidence that the project as revised will have a significant effect on the environment.

2. Required Mitigation Measures:

Refer to the attached Environmental Initial Study for the rationale for requiring the following measures:

1. **ARCHAEOLOGICAL GRADING MONITORING: [DPLU, PCC] [DPW, ESU] [MA, GP, IP] [DPLU, FEE X 2]** **Intent:** In order to mitigate for potential impacts to undiscovered buried archaeological resources on the project site, a grading monitoring program and potential data recovery program shall be implemented pursuant to the [County of San Diego Guidelines for Determining Significance for Cultural Resources](#) and [CEQA Section 15064.5 and 15064.7](#). **Description of Requirement:** A County approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform cultural resource grading monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities to ensure that there are no subsurface cultural features or artifacts including human remains. The following shall be completed:
 - a. The County approved Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the [County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources](#), and this permit. The contract provided to the County shall include an agreement that the grading monitoring will be completed, and a [Memorandum of Understanding \(MOU\)](#) between the County approved Archaeologist and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting.
 - b. The Project Archeologist shall provide Evidence that a Qualified Native American of the appropriate tribal affiliation has also been contracted to perform Native American Grading Monitoring for the project.
 - c. The cost of the monitoring shall be added to the grading bonds that will be posted with the Department of Public Works, or bond separately with the Department of Planning and Land Use.

Documentation: The applicant shall provide a copy of the Grading Monitoring Contract, cost estimate, and [MOU](#) to the [DPLU, PCC]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **Timing:** Prior to the approval of the map, and prior to the approval of any plan and issuance of any permit, the contract shall be provided. **Monitoring:** The [DPLU, PCC] shall review the contract, [MOU](#) and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [DPW, LDR], for inclusion in the grading bond cost estimate, and grading

bonds. The [DPW, PC] shall add the cost of the monitoring to the grading bond costs, and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

2. **Transportation Impact Fee:** The payment of the Transportation Impact Fee, which will be required at issuance of building permits, in combination with other components of this program, will mitigate potential cumulative traffic impacts to less than significant.

Grading Plan Notes:

PRE-CONSTRUCTION MEETING: *(Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)*

(CULTURAL RESOURCES)

GP1. ARCHAEOLOGICAL MONITORING: [DPW, PDCI] [DPLU, PCC] [PC] [DPLU, FEE X2] **Intent:** In order to comply with Mitigation Monitoring and Reporting Program pursuant to TM 5560, a Cultural Resource Grading Monitoring Program shall be implemented. **Description of Requirement:** The County approved 'Project Archaeologist,' Native American Monitor, and the DPLU Permit Compliance Coordinator (PCC), shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the grading monitoring program. The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological and Historic Resources. **Documentation:** The applicant shall have the contracted Project Archaeologist and Native American attend the preconstruction meeting to explain the monitoring requirements. **Timing:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **Monitoring:** The [DPW, PDCI] shall invite the [DPLU, PCC] to the preconstruction conference to coordinate the Cultural Resource Monitoring requirements of this condition. The [DPLU, PCC] shall attend the preconstruction conference and confirm the attendance of the approved Project Archaeologist.

(BIOLOGICAL RESOURCES)

GP2. BREEDING SEASON AVOIDANCE: [DPLU, PCC] [DPW, PDCI] **DPLU FEE X2] Intent:** In order to avoid impacts to nesting raptors or migratory birds, which are a sensitive biological resource pursuant to CEQA and the Migratory

Bird Treaty Act, Breeding Season Avoidance shall be implemented on all plans. Because the entire site is within 300 feet of at least one tree, the entire site will be subject to breeding season avoidance. **Description of Requirement:** There shall be no brushing, clearing and/or grading such that none will be allowed on-site or along Hanson Way during the raptor and migratory bird breeding season. The breeding season is defined as occurring between January 15 and August 31. The Director of Planning and Land Use [DPLU, PCC] may waive this condition, through written concurrence from the US Fish and Wildlife Service and the California Department of Fish and Game, provided that no nesting or breeding birds are present in the vicinity of the brushing, clearing or grading. **Documentation:** The applicant shall provide a letter of agreement with this condition; alternatively, the applicant may submit a written request for waiver of this condition. No Grading shall occur until concurrence is received from the County and the Wildlife Agencies. **Timing:** Prior to preconstruction conference and prior to any clearing, grubbing, trenching, grading, or any land disturbances and throughout the duration of the grading and construction, compliance with this condition is mandatory unless the requirement is waived by the County upon receipt of concurrence from the Wildlife Agencies. **Monitoring:** The [DPW, PDCI] shall not allow any grading between January 15 and August 31, unless a concurrence from the [DPLU, PCC] is received. The [DPLU, PCC] shall review the concurrence letter.”

DURING CONTRUCTION: *(The following actions shall occur throughout the duration of the grading construction).*

(CULTURAL RESOURCES)

GP3. ARCHAEOLOGICAL MONITORING: [DPW, PDCI] [DPLU, PCC] [DPLU, FEE X2] **Intent:** In order to comply with Mitigation Monitoring and Reporting Program pursuant to TM 5560, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological and Historic Resources](#), Cultural Resource Grading Monitoring Program shall be implemented. **Description of Requirement:** The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the following requirements during grading:

- a. “During the original cutting of previously undisturbed deposits, the Project Archaeologist and Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation

with the Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist.”

- b. “In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. At the time of discovery, the Project Archaeologist shall contact the DPLU Staff Archaeologist. The Project Archaeologist, in consultation with the Staff Archaeologist, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the Staff Archaeologist has concurred with the evaluation. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Project Archaeologist and approved by the Staff Archaeologist, then carried out using professional archaeological methods.”
- c. “If any human bones are discovered, the Project Archaeologist shall contact the County Coroner. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the Project Archaeologist in order to determine proper treatment and disposition of the remains.”

Documentation: The applicant shall implement the grading monitoring program pursuant to this condition. **Timing:** The following actions shall occur throughout the duration of the grading construction. **Monitoring:** The [DPW, PDCI] shall make sure that the Project Archaeologist is on-site performing the Monitoring duties of this condition. The [DPW, PDCI] shall contact the [DPLU, PCC] if the Project Archaeologist or applicant fails to comply with this condition.

ROUGH GRADING: *(Prior to rough grading approval and issuance of any building permit).*

(CULTURAL RESOURCES)

GP4. ARCHAEOLOGICAL MONITORING: [DPLU, PCC] [RG, BP] [DPLU, FEE]. Intent: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to TM 5560, and the [County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological Resources](#), a Grading Monitoring Program shall be implemented. **Description of Requirement:** The Project Archaeologist shall prepare one of the following letters upon completion of the grading activities that require monitoring:

- a. If **no archaeological resources** are encountered during grading, then submit a final Negative letter report substantiating the grading activities and substantiating that grading did. The report shall conform to the County of San Diego Report Format Guidelines for Biological Resources. Monitoring logs showing the date and time that the monitor was on site.
- b. If archaeological **resources were encountered** during grading, the Project Archaeologist shall provide a letter stating that the field grading monitoring activities have been completed, and that resources have been encountered. The letter shall detail the anticipated time schedule for completion of the curation phase of the monitoring.

Documentation: The applicant shall submit the letter report to the [DPLU, PCC] for review and approval. **Timing:** Upon completion of all grading activities, and prior to Rough Grading final Inspection ([Grading Ordinance SEC 87.421.a.2](#)), the letter report shall be completed. **Monitoring:** The [DPLU, PCC] shall review the final negative letter report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

3. Critical Project Design Elements That Must Become Conditions of Approval:

The following project design elements were either proposed in the project application or the result of compliance with specific environmental laws and regulations and were essential in reaching the conclusions within the attached Environmental Initial Study. While the following are not technically mitigation measures, their implementation must be assured to avoid potentially significant environmental effects.

STANDARD CONDITIONS: The "[Standard Conditions \(1-29\) for Tentative Subdivision Maps](#)" approved by the Board of Supervisors on June 16, 2000, and filed with the Clerk, as Resolution No. 00-199 (Attached Herein as Exhibit A), shall be made conditions of this Tentative Map approval. Only the following exceptions to the Standard Conditions set forth in this Resolution or shown on the Tentative Map will be authorized. **The following Standard Subdivision Conditions are here by waived:**

1. Standard Condition 10.a: Said condition states that all fixtures shall use a low pressure sodium (LPS) vapor light source. This waiver/modification requires use of high pressure sodium (HPS) vapor light source unless within 15 miles radius of Palomar or Mount Laguna observatories (in which case fixtures shall use a low pressure sodium vapor light source) pursuant to direction from the Board of Supervisors [statement of proceedings of 1-29-03].

2. Standard Condition 11: Said condition pertains to condominium units or a planned development. This subdivision is neither a condominium nor a planned development.
3. Standard Condition 27.1: Said condition states that the Final Map may be filed as units or groups of units. The Final Map for this project is required to include the entire area shown on the Tentative Map and shall not be filed as units or groups of units.

APPROVAL OF MAP: THE FOLLOWING SPECIFIC CONDITIONS SHALL BE COMPLIED WITH BEFORE A FINAL MAP IS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND FILED WITH THE COUNTY OF SAN DIEGO RECORDER: (and where specifically, indicated, conditions shall also be complied with prior to the approval and issuance of grading or other permits as specified):

1. PUBLIC ROAD IMPROVEMENTS: [DPW, LDR], [DPR, TC] [MA]

Intent: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.403](#) and the Community Trails Master Plan, Hanson Lane (SA 320) (public) shall be improved. **Description of requirement:** Improve or agree to improve and provide security for the following:

- a. Hanson Lane (SA 320) in accordance with Public Road Standards for a Residential Collector Road with bike lanes, to a graded width of forty-seven feet (47') from centerline and to an improved width of thirty-two feet (32') from centerline with asphalt concrete pavement over approved base with Portland cement concrete curb, gutter and (10') disintegrated granite (DG) pathway adjacent to curb and taper transitions to match existing pavement (both easterly and westerly). Face of curb shall be at thirty-two feet (32') from centerline. NOTES:
 - 1) If the improvements have been constructed and accepted by the County to the satisfaction of the Director of Public Works prior to the approval of the map, these conditions will be deemed satisfied.
 - 2) There is a parking restriction on the south side of Hanson Lane; therefore the foregoing requirements reflect a reduction in the improvement width by five feet (5').
- b. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

All plans and improvements shall be completed pursuant to the [County of San Diego Public Road Standards](#), the DPW [Land Development Improvement Plan Checking Manual](#) and the Community Trails Master Plan. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities.

Documentation: The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve Hanson Lane (SA 320) (public road), along the project frontage including taper transitions (easterly and northerly), and the intersection with the proposed private easement road, Glae Jean Court. Provide transitions, tapers, traffic striping, and AC dike to the existing pavement.
- b. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sec. 81.405 through 81.406.1](#).
- c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDCI].
- d. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.
- e. Obtain approval for the design and construction of all driveways, turnarounds, and private easement road improvements to the satisfaction of the Ramona Fire Department and the Director of Public Works [DPW, LDR].

Timing: Prior to the approval of the map the plans, agreements, and securities shall be approved. **Monitoring:** The [DPW, LDR] and [DPR, TC, PP] shall review the plans for consistency with the condition and County Standards. Upon approval of the plans [DPW, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW.

2. PRIVATE ROAD IMPROVEMENTS: [DPW, LDR], [MA]

Intent: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.403](#), the project private easement roads shall be improved. **Description of requirement:** Improve or agree to improve and provide security for the following private road easements:

- a. **Glac Jean Court**, to a graded width of twenty-eight feet (28') and to an improved width of twenty-four feet (24') with asphalt concrete pavement over approved base with asphalt concrete dike as required along the east

side of the road. The improvement and design standards of Section 3.1(C) of the County Standards for Private Streets for one hundred (100) or less trips shall apply.

- b. **Glae Jean Court** shall terminate with a cul-de-sac to a radius of forty feet (40') and surfaced to a radius of thirty-six feet (36') with asphalt concrete pavement over approved base and asphalt concrete dike as necessary.

NOTE: If the improvements for Glae Jean Court have been constructed and accepted by the County to the satisfaction of the Director of Public Works prior to the approval of the map, these conditions will be deemed satisfied.

- c. **Wendy Marie Court**, from Glae Jean Court to east property line of Lot 14, to a graded width of twenty-eight feet (28') and to an improved width of twenty-four feet (24') with asphalt concrete pavement over approved base with asphalt concrete dike as required. The improvement and design standards of Section 3.1(C) of the County Standards for Private Streets for one hundred (100) or less trips shall apply.

All plans and improvements shall be completed pursuant to the [County of San Diego Public Road Standards](#), and County of San Diego Private Road Standards, and the DPW [Land Development Improvement Plan Checking Manual](#). The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **Documentation:** The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve private road easement, **Glae Jean Court** from Hanson Lane to cul-de-sac on Lots 11 and 12.
- b. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sec. 81.405 through 81.406.1](#).
- c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDC].
- d. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

Timing: Prior to the approval of the final map, the plans, agreements, and securities shall be approved. **Monitoring:** The [DPW, LDR] shall review the plans for constancy with the condition and County Standards. Upon approval of the plans [DPW, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW.

3. EMERGENCY FIRE ACCESS: [DPLU, FIRE] [MA].

Intent: In order to ensure that the proposed subdivision provides adequate circulation and fire protection for residents of the subdivision and complies with the County of San Diego Consolidated Fire Code Section 503.1.2 and California Code of Regulations (CCR) Title 14 for Dead-end roads, provide secondary/emergency fire access to the subdivision. **Description of requirement:** Improve or agree to improve and provide security for the following emergency private road roads:

- a. Wendy Marie Court, from Glae Jean Court to Hanson Way to a connection satisfactory to the Ramona Fire Department. The emergency private road shall be graded twenty-eight feet (28') and improved to provide a minimum improvement width of twenty-four feet (24') with asphalt concrete pavement.
- b. Hanson Way from Wendy Marie Court to Hanson Lane to a connection satisfactory to the Ramona Fire Department. The emergency egress private road shall be graded twenty-eight feet (28') and improved to provide a minimum improvement width of twenty-four feet (24') with asphalt concrete pavement over approved base and asphalt concrete dike. The existing pavement may remain and the fee owned portion of property adjacent to the easterly boundary of Hanswon Way shall be widened fifteen feet (15') wide with asphalt concrete to be a part of the minimum constant width of twenty-four feet (24') as shown on the plans. All distressed sections shall be replaced. Construct a 20 foot berm radius at the intersection of Hanson Way and Hanson Lane and matching existing pavement. The improvement and design standards of Section 3.1(C) of the County Standards for Private Streets for one hundred (100) or less trips shall apply.
- c. An automatic gate shall be installed on Wendy Marie Court prior to the intersection with Hanson Way. The automatic gate across fire access roadways shall be equipped with approved emergency key operated switches overriding all command functions and opening the gate to the satisfaction of the Ramona Fire Department.

- d. Asphalt concrete surfacing material shall be hand-raked and compacted to form smooth tapered connections along all edges including those edges adjacent to soil. The edges of asphalt concrete shall be hand-raked at 45 degrees or flatter, so as to provide a smooth transition next to existing soil, including those areas scheduled for shoulder backing.

All plans and improvements shall be completed pursuant to the [County of San Diego Public Road Standards](#), and County of San Diego Private Road Standards, the DPW [Land Development Improvement Plan Checking Manual](#), and the Ramona Fire Department. The improvements shall be completed within 24 months from the approval of the improvement plans, execution of the agreements, and acceptance of the securities. **Documentation:** The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve private road easement, Hanson Way from Wendy Marie Court to Hanson Lane and Wendy Marie Court from Glae Jean Court to Hanson Way.
- b. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sec. 81.405 through 81.406.1.](#)
- c. Upon approval of the plans, pay all applicable inspection fees with [DPW, PDC].
- d. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

Timing: Prior to the approval of the final map, the plans, agreements, and securities shall be approved. **Monitoring:** The [DPW, LDR] shall review the plans for constancy with the condition and verify that the Ramona Fire Protection District is satisfied with the design of Emergency private access roads and gate. Upon approval of the plans [DPW, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW.

4. EMERGENCY FIRE ACCESS: [DPLU, FIRE] [MA].

Intent: In order to ensure that the proposed subdivision provides adequate circulation and fire protection for residents of the subdivision and complies with the County of San Diego Consolidated Fire Code Section 503.1.2 and California Code of Regulations (CCR) Title 14 for Dead-end roads provide emergency fire access to the subdivision. **Description of Requirement:** The applicant shall provide a twenty-eight (28') feet wide easement for the emergency access along

and within Lot 14 from Hanson Way to easterly line for lot 14. Participate in the obtaining private road easement to the satisfaction of the [DPLU, FIRE] and the Ramona Fire Protection District. **Documentation:** The applicant shall provide the easement and show it on the map. **Timing:** Prior to the approval of the tentative map, this requirement shall be completed. **Monitoring:** The [DPLU, FIRE] shall verify the easement documents has been completed.

5. PAVEMENT CUT POLICY: [DPW, LDR] [GP, IP, MA]

Intent: In order to prohibit trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface, and to comply with County Policy RO-7 adjacent property owners shall be notified and solicited for their participation in the extension of utilities. **Description of requirement:** All adjacent property owners shall be notified who may be affected by this policy and are considering development of applicable properties, this includes requesting their participation in the extension of utilities to comply with this policy. No trench cuts for undergrounding of utilities in all new, reconstructed, or resurfaced paved County-maintained roads for a period of three years following project surface. **Documentation:** The applicant shall sign a statement that they are aware of the County of San Diego, Department of Public Works, Pavement Cut Policy to the satisfaction of the Department of Public Works (DPW), and submit it to the [DPW LDR] for review. **Timing:** Prior to the approval improvement plans and the approval of the final map, the letters shall be submitted for approval. **Monitoring:** The [DPW, LDR] shall review the signed letters.

6. SIGHT DISTANCE: [DPW, LDR] [MA]

Intent: In order to comply with the Design Standards of Section 6.1.(E) of the [County of San Diego Public Road Standards](#), and/or Section 3.2 (G) of the [County of San Diego Private Road Standards](#) an unobstructed view for safety while exiting the property and accessing a public road from the site, and unobstructed sight distance shall be verified. **Description of requirement:** Have a Registered Civil Engineer, a Registered Traffic Engineer, or a Licensed Land Surveyor provide a certified signed statement that: "Physically, there is minimum unobstructed sight distance based upon prevailing traffic speeds in both directions along Hanson Lane from Glae Jean Court."

- a. If the lines of sight fall within the existing public road right-of-way, the engineer or surveyor shall further certify that: Said lines of sight fall within the existing right-of-way and a clear space easement is not required."
- b. The engineer or surveyor shall further certify that: "The sight distance of adjacent driveways and street openings will not be adversely affected by this project."

Documentation: The applicant shall complete the certifications and submit them to the [DPW, LDR] for review. **Timing:** Prior to the approval of the final map, the sight distance shall be verified. **Monitoring:** The [DPW, LDR] shall verify the sight distance certifications.

7. ONSITE & OFFSITE DRAINAGE IMPROVEMENTS: [DPW, LDR], [DPR, TC, PP] [MA]

Intent: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.403](#) and to comply with the [County Flood Damage Prevention Ordinance \(Title 8, Division 11\)](#), [County Watershed Protection Ordinance \(WPO\) No.9926](#), [County Code Section 67.801 et. seq.](#), and the [County Resource Protection Ordinance \(RPO\) No. 9842](#), drainage improvements shall be completed. **Description of requirement:** Improve or agree to improve and provide security for on-site and any necessary off-site storm drain facilities including private drainage system and private drainage bio-swales along Glae Jean Court.

All drainage plan improvements shall be prepared and completed pursuant to the following ordinances and standards: [San Diego County Drainage Design Manual](#), [San Diego County Hydrology Manual](#), [County of San Diego Grading Ordinance](#), [Zoning Ordinance Sections 5300 through 5500](#), [County Resource Protection Ordinance \(RPO\) No. 9842](#), Community Trails Master Plan and Parkland Dedication Ordinance and [County Flood Damage Protection Ordinance \(Title 8, Division 11\)](#), Low Impact Development (LID) and Hydromodification requirements and the [Land Development Improvement Plan Checking Manual](#).

The improvements shall be completed within 24 months from the recordation of final map or parcel map pursuant to [Subdivision Ordinance Sec. 81.403.1](#). The execution of the agreements, and acceptance of the securities shall be completed before the approval of any subdivision map. **Documentation:** The applicant shall complete the following:

- a. Process and obtain approval of Improvement Plans to improve on-site and any necessary off-site storm drain facilities.
- b. Provide Secured agreements require posting security in accordance with [Subdivision Ordinance Sec. 81.405 through 81.406.1](#).
- c. Pay all applicable inspection fees with [DPW, PDCI].
- d. If the applicant is a representative, then one of the following is required: a corporate certificate indicating those corporation officers authorized to

sign for the corporation, or a partnership agreement recorded in this County indicating who is authorized to sign for the partnership.

Timing: Prior to the approval of the final map, the plans, agreements, and securities shall be approved. **Monitoring:** The [DPW, LDR] [DPR TC, PP] shall review the plans for constancy with the condition and County Standards. Upon approval of the plans [DPW, LDR] shall request the required securities and improvement agreements. The securities and improvement agreements shall be approved by the Director of DPW.

8. DRAINAGE MAINTENANCE AGREEMENTS: [DPW, LDR], [MA]

Intent: In order to promote orderly development and to comply with the [Subdivision Ordinance Sec. 81.403](#) and to comply with the [County Flood Damage Prevention Ordinance \(Title 8, Division 11\)](#), [County Watershed Protection Ordinance \(WPO\) No.9926](#), [County Code Section 67.801 et. seq.](#), the maintenance agreements shall be completed. **Description of requirement:**

- a. The private storm drain system shall be maintained by a maintenance mechanism such as a homeowners association or other private entity to the satisfaction of the Director of Public Works.
- b. Establish a maintenance agreement / mechanism (to include easements) to assure maintenance of the Category 2 post-construction best management practices (BMP's). Provide security to back up the maintenance pursuant to the County Maintenance Plan Guidelines to the satisfaction of the Director of Public Works.

Documentation: The applicant shall complete the following process and obtain approval of the engineers report, and pay the deposit and applicable review fees.

Timing: Prior to the approval of the final map the agreements, and securities shall be approved. **Monitoring:** The [DPW,LDR] shall review the agreements/mechanisms for constancy with the condition and County Standards.

9. EROSION CONTROL: [DPW, LDR] [DPW, PDCI] [MA, IP, GP].

Intent: In order to Comply with all applicable stormwater regulations the activities proposed under this application are subject to enforcement under permits from the [San Diego Regional Water Quality Control Board \(RWQCB\)](#) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control [Ordinance No. 9926](#) and all other applicable ordinances and standards for this priority project. **Description of Requirement:** The applicant shall maintain the appropriate on-site and offsite Best Management Practices pursuant to the approved Stormwater Management Plan (SWMP) and Stormwater Protection Plan (SWPP) including, but not limited to the erosion

control measures, irrigation systems, slope protection, drainage systems, desilting basins, energy dissipators, and silt control measure.

- a. An agreement and instrument of credit shall be provided pursuant to [Subdivision Ordinance 81.406](#), for an amount equal to the cost of this work as determined or approved by the [DPW, LDR], in accordance with the [County of San Diego Grading Ordinance Section 87.304\(e\)](#). The cash deposit collected for grading, per the grading ordinance, will be used for emergency erosion measures. The developer shall submit a letter to the County Department of Public Works authorizing the use of this deposit for emergency measures.
- b. An agreement in a form satisfactory to County Counsel shall accompany the Instrument of Credit to authorize the County Department of Public Works to unilaterally withdraw any part of or all the Instrument of Credit to accomplish any of the work agreed to if it is not accomplished to the satisfaction of the County Department of Public Works by the date agreed.

Documentation: The applicant shall provide the letter of agreement and any additional security and or cash deposit to the [DPW, LDR] for approval with the final submittal of all grading and improvement plans for the subdivision and required improvements as indicated above. **Timing:** Prior to approval of the subdivision final map, and the approval of any plan and the issuance of any permit, the agreement and securities shall be executed. **Monitoring:** The [DPW, LDR] shall ensure that the agreement and the securities provided adequately satisfy the requirements of this conditions to potentially perform the required erosion control and stormwater control measures proposed on all construction and grading plans. The [DPW, PDCI] shall use the securities pursuant to the agreement to implement and enforcement the required stormwater and rosin control measures pursuant to this condition during all construction phases as long as there are open and valid permits for the site.

10.PRIVATE ROAD MAINTENANCE AGREEMENT: [DPW, LDR] [MA].

Intent: In order to ensure that the private road approved with this subdivision is maintained, the applicant shall assume responsibility of the private road.

Description of Requirement: A maintenance agreement shall be executed that indicates the following:

- a. Maintenance shall be provided through a private road maintenance agreement satisfactory to the Director of Public Works.
- b. The Director of Public Works shall be notified as to the final disposition of title (ownership) to private easement roads, Hanson Way, Wendy Marie

Court and Glae Jean Court, and place a note on the Final Map as to the final title status of said roads.

- c. Access to each lot shall be provided by private road easement not less than forty feet (40') wide.

Documentation: The applicant shall sign the private road maintenance agreement to the satisfaction of the Director of DPW and indicate the ownership on the map as indicated above. **Timing:** Prior to the approval of the map the agreement shall be executed and the ownership shall be indicated on the map. **Monitoring:** The [DPW, LDR] shall review the executed agreement and the map for compliance with this condition.

11. ONE FOOT ACCESS DEDICATION: [DPW, LDR] [MA].

Intent: In order to limit provide access from the proposed subdivision an offer of dedication shall be granted to the County. **Description of Requirement:** A one- foot (1') wide strip shall be offered for dedication along the westerly subdivision boundary (Hanson Way); the one-foot (1') wide strips to be made a portion of the adjacent lots and designated as "No Access except for emergency vehicle" on the face of the map; access rights in and to the proposed streets shall be granted to the County. **Documentation:** The applicant shall show the one (1') dedication for future relinquishment on the map. **Timing:** Prior to the approval of the parcel map, this requirement shall be completed. **Monitoring:** The County of San Diego, Director of Public Works shall recommend that the Board of Supervisors accept the one foot (1') offer of dedication with rights for future relinquishment. The dedication shall be reserved for future streets and access rights.

12. COST RECOVERY: [DPLU, DPW, DEH, DPR], [MA, GP, IP]

Intent: In order to comply with [Section 362 of Article XX of the San Diego County Administrative Code](#), Schedule B.5 existing deficit accounts associated with processing this permit shall be paid. **Description of requirement:** The applicant shall pay off all existing deficit accounts associated with processing this permit. **Documentation:** The applicant shall provide a receipt to the Department of Planning and Land Use, Zoning Counter, which shows that all discretionary deposit accounts have been paid. No permit can be issued if there are deficit deposit accounts. **Timing:** Prior to the approval of any map and prior to the approval of any plan and issuance of any permit, all fees and discretionary deposit accounts shall be paid. **Monitoring:** The DPLU Zoning Counter shall review the receipts and verify that all DPLU, DPW, DEH, and DPR deposit accounts have been paid.

13. STRUCTURE REMOVAL: [DPLU, PCC] [GP, IP, MA] [DPLU, FEE] Intent: In order to comply with [County Zoning Ordinance Section 4800](#), setback requirements, the structure(s) on site shall be removed, relocated onsite, or demolished. **Description of Requirement:** The Existing Buildings to be Demolished located on-site as shown on the approved Tentative Map, has/have been demolished.

- a. Evidence shall be a signed stamped statement from a registered professional; Engineer, Surveyor, Contractor, which states, that the structures have been demolished. The letter report shall also include before and after pictures of the area and structure(s).
- b. A Demolition Permit shall be obtained from the *[DPLU Building Division]*. Compliance with conditions 14 and 15 to determine the presence or absence of Lead Based Paints and or Asbestos shall be completed before any demolition permit can be issued.

Documentation: The applicant shall submit to the *[DPLU, PCC]* the signed statement and the photographic evidence that the structures have been removed, relocated, or demolished pursuant to this condition. **Timing:** Prior to the approval of the map and prior to the approval of any plan and issuance of any permit (excluding demolition permit), the applicant shall comply with this condition. **Monitoring:** The *[DPLU, PCC]* shall review the statement and, photos, and any additional evidence for compliance with this condition.

14. LEAD SURVEY: [DPLU, PCC] [MA, GP,] [DPLU, FEE X 2].

Intent: In order to avoid hazards associated with lead based paint (LBP) and to mitigate below levels of significance as established in the [County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance](#), the structure(s) on site shall be surveyed for the presence of LBP because the structures were built prior to 1980. **Description of Requirement:** A survey shall be performed before the removal or demolition of the existing buildings to be demolished located on-site as shown on the approved Tentative Map. The survey shall be completed by a California Department of Health Services (DHS) certified lead inspector/risk assessor to determine the presence or absence of lead based paint (LBP) located in the structure(s). The following conditions only apply if lead containing materials are found present:

- a. All lead containing materials shall be managed in accordance with applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 California Code of Regulations [CCR] Division 4.5), the worker health and safety requirements (Title 8 California Code of Regulations Section 1532.1), and the State Lead Accreditation,

Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8).

- b. All lead containing materials scheduled for demolition must comply with applicable regulations for demolition methods and dust suppression.

Documentation: The applicant shall submit a letter or report prepared by a California Department of Health Services (DHS) certified lead inspector/risk assessor to the [DPLU, PCC], which certifies that there was no presence of Lead Based Paint Material, or that there was LBP present and all lead containing materials have been remediated pursuant to code sections referenced above.

Timing: Prior to the approval of any plan, issuance of any permit (excluding demolition permit), and prior to approval of the map the applicant shall comply with this condition. **Monitoring:** The [DPLU, PCC] shall review the report and any additional evidence for compliance with this condition.

15. ASBESTOS SURVEY: [DPLU, PCC] [MA, GP] [DPLU, FEE X 2].

Intent: In order to avoid hazards associated with Asbestos Containing Materials (ACMs) because the structures were built prior to 1980, and to mitigate below levels of significance as established by the [County of San Diego Hazardous Materials and Existing Contamination Guidelines for Determining Significance](#), the structure(s) on site shall be surveyed for ACMs. **Description of Requirement:** A facility survey shall be performed to determine the presence or absence of Asbestos Containing Materials (ACMs) in the existing buildings to be demolished located on-site as shown on the approved Tentative Map.

- a. Suspect materials that will be disturbed by the demolition or renovation activities shall be sampled and analyzed for asbestos content, or assumed to be asbestos containing. The survey shall be conducted by a person certified by Cal/OSHA pursuant to regulations implementing subdivision (b) of Section 9021.5 of the Labor Code, and shall have taken and passed an EPA-approved Building Inspector Course.
- b. If ACMs are found present, they shall be handled and remediated in compliance with the San Diego County Air Pollution Control District Rule 361.145 – Standard for Demolition and Renovation.

Documentation: The applicant shall submit to the [DPLU, PCC] a signed, stamped statement from the person certified to complete the facility survey indicating that the survey has been completed and that either regulated asbestos is present or absent. If regulated asbestos is present, the letter shall describe the procedures taken to remediate the hazard and certify that they have been remediated pursuant to code sections referenced above. **Timing:** Prior to the approval of any plan, issuance of any permit (excluding demolition permit), and

prior to approval of the map the applicant shall comply with this condition.

Monitoring: The [DPLU, PCC] shall review the report and any additional evidence for compliance with this condition.

16. SEPTIC REPAIR: [DEH, LWQ] [GP, BP, MA]

Intent: In order to ensure that the on-site subsurface sewage treatment system (Septic System) is adequate and complies with the [County Regulatory Code Section 68.311](#), for use by the existing McDonald residence while the grading and sewer installation are being done, the septic system shall be repaired.

Description of Requirement: The septic system serving the existing McDonald residence shall be repaired under permit issued by the [DEH, LWQ]. Please contact the El Cajon office to make arrangements for a field review with the area specialist so that details of the repair can be discussed. **Documentation:** The applicant shall apply for and receive approval for a septic repair to the system referenced above. The applicant shall contract with a licensed septic contractor or equivalent to complete the repairs to the satisfaction of the [DEH, LWQ]. Upon completion of the septic system repairs or removal, the applicant shall contact [DEH, LWQ] to schedule a field verification inspection and pay all applicable inspection fees. **Timing:** Prior to the approval of the map and prior to the approval of any plan or issuance of any permit, the applicant shall have the septic system repaired. **Monitoring:** Upon request of the applicant, [DEH, LWQ] shall perform a field inspection to verify that the septic system has been properly repaired pursuant to this condition.

17. SEPTIC ABANDONMENT: [DEH, LWQ] [GP, BP, MA]

Intent: In order to comply with [County Regulatory Code Section 68.313.1](#) the on-site waste water system (Septic System) serving the existing buildings to be demolished shall be properly abandoned. **Description of Requirement:** Any existing septic tanks located on proposed parcel 11 shall be pumped and properly abandoned under DEH guidelines. This can be discussed during the preliminary field review for the proposed repair (condition 17 above).

Documentation: Upon completion of the septic removal, the applicant shall contact [DEH, LWQ] to schedule a field verification inspection. The applicant shall submit proof of the septic tank pumping and pay all applicable inspection fees. **Timing:** Prior to the approval of the map and prior to the approval of any plan or issuance of any permit, the applicant shall have the septic system abandoned. **Monitoring:** Upon request of the applicant, [DEH, LWQ] shall perform a field inspection to verify that the septic system has been properly abandoned pursuant to this condition.

18. SEWER ANNEXATION: [DEH, LWQ] [GP, BP, MA]

Intent: In order to promote orderly development and to provide for sanitation, the seven new parcels shall be annexed into the Ramona Municipal Water District. **Description of Requirement:** The applicant shall apply for and receive

approval from the Local Agency Formation Commission (LAFCO) an annexation of 7 EDU's into the Ramona Municipal Water District. **Documentation:** The applicant shall provide the annexation approval documents to [DEH, LWQ]. **Timing:** Prior to the approval of the final map, the applicant shall annex into the sewer district. **Monitoring:** Upon request of the applicant, [DEH, LWQ] shall provide a recommendation to LAFCO for the annexation into the sewer district.

19. SEWER CONNECTION: [DEH, LWQ] [GP, BP, MA]

Intent: In order to promote orderly development and to provide for sanitation, the parcel(s) shall be connected to public sewer. **Description of**

Requirement: The project shall be connected to public sewer in the Ramona Municipal Water District. **Documentation:** Prior to connecting to the public sewer, the applicant shall obtain a sewer commitment letter from the Ramona Municipal Water District. Upon approval of connection, the applicant shall install the required infrastructure and pay the costs of connection and fees associated with connecting to public sewer.

Timing: Prior to approval and recordation of the map, all parcels shall be connected to sewer. **Monitoring:** Upon request of the applicant, [DEH, LWQ] shall verify that all parcels are connected to public sewer.

20. FIRE SERVICES & AVAILABILITY [DPW, LDR] [MA]

Intent: In order to ensure that the proposed subdivision has the required fire protection services, and to comply with [County Subdivision Ordinance Sections 81.706](#), service availability letters shall be provided. **Description of**

Requirement: If the Final Map records after August 13, 2011, new project facility availability forms must be obtained from the Ramona Fire Department and the Ramona Municipal Water District.

Documentation: The applicant shall obtain the appropriate availability letter from the agency referenced above, and comply with any conditions of said commitment letter. The applicant shall provide the required letter of commitment to the [DPW, LDR] for review and approval. **Timing:** Prior to the approval of the parcel map, the applicant shall comply with this condition. **Monitoring:** The [DPW, LDR] shall review the commitment letter for compliance with this condition.

21. FIRE HYDRANT INSTALLATION [DPW, LDR] [MA]

Intent: In order to ensure that the proposed subdivision has the required water, sewer, and fire protection services, and to comply with [County Subdivision Ordinance Sections 81.706](#), the services shall be provided to the subdivision.

Description of requirement: Three fire hydrants, together with an adequate water supply in accordance with the specifications of the Ramona Fire Department and San Diego County standards shall be installed: one at the southeast corner of Hanson Lane and Glae Jean Court, one on the boundary of parcels 4 and 5 on the east side of Glae Jean Court, and one at the beginning of

the cul-de-sac on the boundary of parcels 9 and 10. On paved roads, a "blue dot" marker shall be installed in the pavement to indicate the location of the fire hydrant(s). Design of water supply, type, and location of fire hydrant(s) must be submitted to the Ramona Fire Department for approval. **Map Timing:** Prior to approval and recordation of the final map, this requirement shall be completed. **Monitoring:** The [DPW, LDR] shall verify that the Fire Protection District is satisfied with the implementation of the fire hydrants before final map approval.

ADOPTION STATEMENT: This Mitigated Negative Declaration was adopted and above California Environmental Quality Act findings made by the:

on _____

Rosemary Rowan, Planning Manager
Project Planning Division

RR:BE